

BILL OF SALE AND ASSIGNMENT (Condominium)

BILL OF SALE AND ASSIGNMENT dated as of March 13, 1999 from Bad Ass Coffee Limited Partnership, a Nevada limited partnership (hereinafter called the "Seller"), to Lahiri-Morning Star Limited Partnership, a Nevada limited partnership (hereinafter called the "Buyer").

This Bill of Sale and Assignment is for such good and sufficient consideration including but not limited to surrender of limited partnership shares of the Seller owned by principals of the Buyer of a value of not less than \$57,000, receipt of which is hereby acknowledged. Seller hereby assigns, transfers, and quit claims to Buyer as of the date hereof all of Seller's right, title, and real and personal interest in and to one two-bedroom condominium located at Kona Plaza, Unit # 406, at 75-5719 Alii Drive, Kailua-Kona, Hawaii 96750

IN WITNESS WHEREOF, the parties hereto have caused this Bill of Sale and Assignment to be signed in their respective names as of the day and year first above written.

BAD ASS COFFEE LIMITED PARTNERSHIP

LAHIRI-MORNING STAR
LIMITED PARTNERSHIP

By: Jean Hammond
Jean Hammond, Secretary of the
General Partner

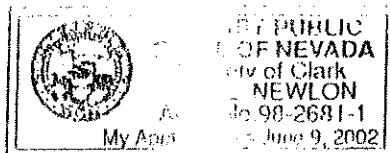
By: Robert Alan Jones
Robert Alan Jones, President
General Partner

ACKNOWLEDGMENTS

State of Nevada)
)ss:
County of Clark)

On this 13th day of March, 1999, before me, a notary public, personally appeared, Jean Hammond, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the above instrument and acknowledged to me that he executed it. WITNESS my hand and official seal.

Erika L. Spulson
Notary Public



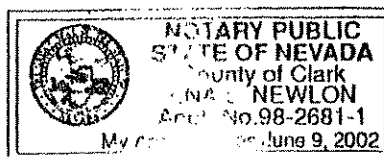
State of Nevada)
)ss:
County of Clark)

On this 13th day of March, 1999, before me, a notary public, personally appeared, Robert Alai Jones, personally known to me (or proved to me on the basis of satisfactory evidence) to be the

person whose name is subscribed to the above instrument and acknowledged to me that he executed it.

WITNESS my hand and official seal.

Ema S. Newlon
Notary Public



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\$90,000 VALUE
 Property Assessment/tax 1996
 \$67,200 BLDG
 \$8,700 LAND FEE SIMPLE
 \$75,900 TOTAL
 \$658.20 TAXES

BUYER WILL BE RESPONSIBLE FOR THIS BILLING AT ________\97
 CAROL WILL CONTINUE TO PAY BILLS FOR BUYER UNTIL PAPER WORK DONE.
 CO TENANCY UNTIL THAT TIME, PROXIES, OWNERSHIP, ETC.
 SELLER TURN OVER THE TITLE WHEN BALLON ARRANGMENTS ARE MADE,
 AND NOTE SIGNED.

WILL MAINTAIN 1ST AND SECOND POSITION, DEPENDING WHAT CURRENT
 1ST MORTGAGE HOLDER WILL AGREE TO.

SIGN TWO QUICK CLAIM DEEDS FOR TITLE

SELLING PRICE----> \$90,000

ANNUAL INTEREST RATE 9.00%

NUMBER OF MONTHS 240 <10 YEAR BALLOON

LOAN AMORTIZATION SCH \$70,000

MONTHLY PAYMENT \$629.81 STARTING 6/1/97

TOTAL OF PAYMENTS \$151,154

ALL EXPENSE TO BEGIN 6/1/97 OR PRORATED.

\$242.70 UTILITY BILLING, APPROX.

\$373.31 MAINTENANCE FEE>STARTS 5/1/97

\$616.01 SUB TOTAL MONTHLY

\$25.44 PHONE>TO TRANSFER

\$54.85 TAXES, PAID SEMI ANNUAL

\$696.30 <<TOTAL MONTHLY EXPENSES

\$629.81 <<<MONTHLY PAYMENT STARTING 6/1/97

\$1,326.11 <<<TTL WITH PAYMENT

IF PAY BALLOON PLUS BALANCE RECEIVE TITLE PLUS FEE SIMPLE SIGNED.

\$66,489 <Balloon 11/30/1999 \$48,139 Sellers Ballon to 1st Holder

\$49,718 <Balloon 05/01/2007 due> 11/30/1999

OCCUPANCY STARTING 5/1/97

QUICK CLAIMS WITH SIGNED NOTE:

TYPICAL MONTHLY BILLING

ELEC.	UNIT	%%	AMT	USE KWH	RATE	
ELEC.	BY % OF COMMON INTRES	100%		534 KWH	\$0.1569	\$83
ELEC.		1.32%	\$4,634			\$61
CABLE T.V.		1.32%	\$1,393			\$18.18
WATER		1.32%	\$2,046			\$27.18
SEWER/EVERY OTHER MONTH		1.32%	\$1,690			\$22.18
REFUSE		1.32%	\$891			\$11.78
						\$3.08
						\$228

BUYER Donnell for U.B.

DATE 8/27/97

SELLER Carol Y. Johnson

DATE 4/29/97

MTB